

## 3 Bedroom House for Sale in Potamos Germasogeias, Limassol District

A beautifully renovated detached villa located in Potamos Germasogeia, just a short walk from Papas Supermarket and only 750m from the sea. This spacious home offers 190m<sup>2</sup> of covered area on a 258m<sup>2</sup> plot, providing comfort, privacy, and excellent indoor and outdoor living.

Arranged over two floors, the villa features 3 bedrooms, 4 W/C, a separate kitchen, a cozy fireplace room, and a housekeeping room. It comes fully equipped with A/C, central heating, furniture, TV, satellite antenna, and all essential appliances.

The outdoor area is ideal for relaxation and entertainment, boasting a swimming pool, Jacuzzi, BBQ area, and covered parking.

| Property Info     |                       | Plot / Area Info |                     | Additional info  |                  |
|-------------------|-----------------------|------------------|---------------------|------------------|------------------|
| Covered Area      | <b>190</b>            | Plot area        | <b>258</b>          | Reference Number | <b>240792</b>    |
| Floor Number      | <b>2</b>              | Pool             | <b>Yes</b>          | Property type    | <b>House</b>     |
| Energy Efficiency | <b>B</b>              | Parking          | <b>Covered, Yes</b> | Condition        | <b>Pre-Owned</b> |
| Air Conditioning  | <b>All rooms, Yes</b> |                  |                     | Bathrooms        | <b>4</b>         |

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias **Region:** Limassol

## Price: €800 000 + VAT

VAT for this property is **€63,579** or **€152,000**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

|     |                 |                                     |  |                 |             |
|-----|-----------------|-------------------------------------|--|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee<br>Price per SQM | <b>~€28 600.00</b><br><b>€4 211.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|--|-----------------|-------------|

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€800 000 on Nov 22, 2025



